



EXHIBIT “ I ”

(TEMPORARY INGRESS AND EGRESS EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.026 & CIP # 6937.027

DESCRIPTION FOR PARCEL 4558.110 TIAEE

LEGAL DESCRIPTION OF A 0.488-ACRE TRACT OF LAND, EQUIVALENT TO 21,255 SQUARE FEET OF LAND, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 87.884-ACRE TRACT OF LAND AS CONVEYED *FROM* JOYCE ANN PORTER AND ONION87.88, L.P. *TO* ONION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.488-ACRE OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE on a capped 1/2-inch iron rod stamped “RDS-4094” found on the easterly right-of-way line of Interstate Highway No. 35 (400-foot right-of-way width), monumenting the westerly corner of said Onion Associates, LTD. 87.884-acre tract, also monumenting the northerly corner of a called 8.17-acre tract of land conveyed to Onion Creek Associates LTD. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, with said easterly right-of-way line of Interstate Highway No. 35, same being the westerly line of said Onion Associates, LTD. 87.884-acre tract, N17°32’36”E, a distance of 947.85 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,552.53, E=3,098,058.79, for the southwest corner and **POINT OF BEGINNING** of this easement;

THENCE, continuing with said easterly right-of-way line of Interstate Highway No. 35, same being said westerly line of the Onion Associates, LTD. 87.884-acre tract, N17°32’36”E, a distance of **25.70 feet** to a 60d nail set, for the northwest corner of this tract, from which a 5/8-inch iron rod found on the easterly right-of-way line of Interstate Highway No. 35 identified as Texas Department of Transportation Station 1380+00.00 ~ 200.00 feet left, bears N17°32’36”E, a distance of 836.39 feet;

THENCE, through the interior of said Onion Associates, LTD. 87.884-acre tract, the following nine (9) courses and distances:

- 1) **S85°52’11”E**, a distance of **20.81 feet** to a 60d nail set at a point of non-tangent curvature of a circular curve to the right, whose radius point bears S09°38’00”E, a distance of 190.00 feet;

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.



- 2) With said curve to the right, an arc length of **90.35 feet**, having a radius distance of **190.00 feet**, a central angle of **27°14'47"**, a chord which bears **S86°00'37"E**, a distance of **89.50 feet** to a 60d nail set for the point of tangency;
- 3) **S72°23'13"E**, a distance of **127.32 feet** to a 60d nail set, for an angle point of this easement;
- 4) **S18°55'36"W**, a distance of **30.22 feet** to a 60d nail set, for an inside corner of this easement;
- 5) **S72°23'13"E**, a distance of **281.77 feet** to a 60d nail set, for the northeast corner of this easement;
- 6) **S18°55'36"W**, a distance of **30.01 feet** to a 60d nail set, for the southeast corner of this easement, from which a 1/2-inch iron rod found monumenting the southeast corner of said Onion Associates, LTD. 87.884-acre tract, same being on a north line of a called 254.9-acre tract conveyed to Spillman Properties, LTD., recorded in Document No. 2009124581, Official Public Records of Travis County, Texas, also on the west line of a called 117.118-acre tract conveyed to Onion Associates, LTD., recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, bears **S43°56'48"E**, a distance of 2,124.13 feet;
- 7) **N72°23'13"W**, a distance of **477.47 feet** to a 60d nail set for the point of tangency of a circular curve to the right;
- 8) With said curve to the right, an arc length of **29.03 feet**, having a radius distance of **35.00 feet**, a central angle of **47°31'14"**, a chord which bears **N48°37'36"W**, a distance of **28.20 feet** to a 60d nail set for a point of non-tangency; and
- 9) **N85°52'11"W**, a distance of **11.94 feet** to the **POINT OF BEGINNING**, containing 0.488-acre (21,255 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.

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CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Juan M. Canales, Jr.

1-11-2010

Juan M. Canales, Jr.
Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

Date

REFERENCES

MAPSCO 2009, 703-R, GRID NO. F-11
TCAD PARCEL ID NO. 04-4818-0501
4558.110-TIAEE.doc



Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: *1/11/2010*
JACKIE LEE CROW
R.P.L.S. # 5209

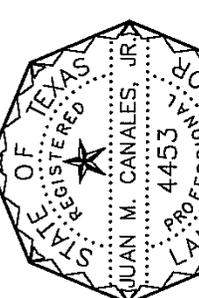
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ▲ 600 NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- BRASS DISK FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ▲ MAG NAIL FOUND
- ▲ CALCULATED POINT
- C/L CENTERLINE
- () RECORD INFORMATION
- [] NEIGHBORING RECORD
- [] TXDOT PLANS #3090-0
- [] IH 35-LOOP 275 TO FM 1327
- [] DATED: JUNE 9, 1989
- [] 1/2" (1.52"±) INSIDE R.O.W.
- [] OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- [] REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- [] PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- [] TRAVIS CENTRAL APPRAISAL DISTRICT
- [] RIGHT-OF-WAY
- SUBDIVISION LINE
- MONUMENTED ROW LINE
- POINT OF BEGINNING
- POINT OF REFERENCE
- CAPPED "RDS-4094"
- POINT OF BEGINNING
- POINT OF REFERENCE
- GRID
- EDCG
- CONCRETE
- LOT
- ST. ALBANY'S ADDITION
- B.K. 86, PG. 88C P.R.T.C.T.

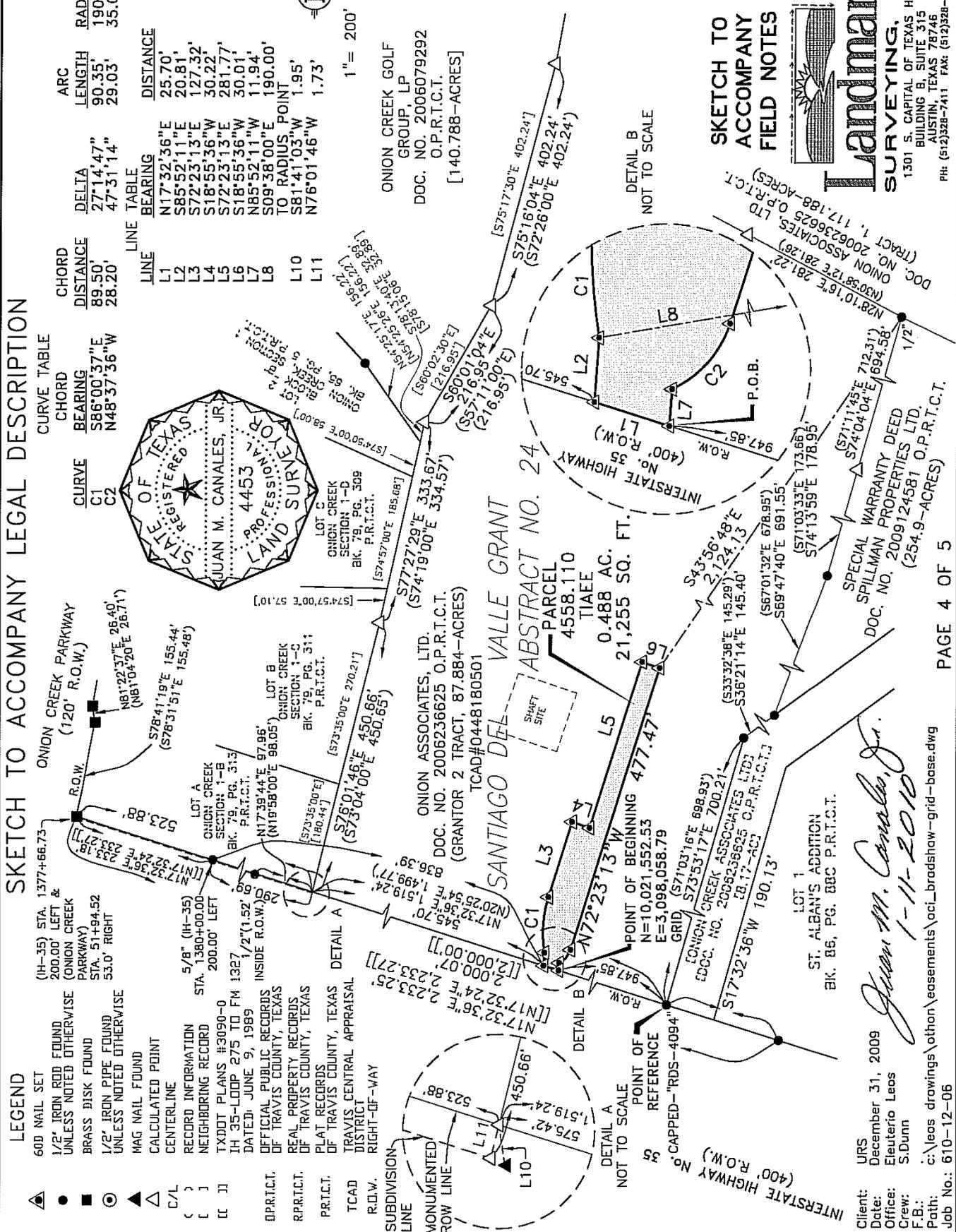
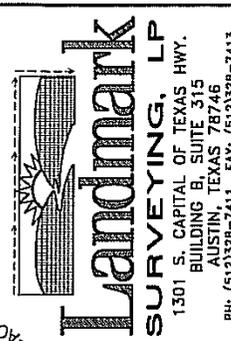
CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S86°00'37"E	89.50'	27°14'47"	90.35'	190.00'
C2	N48°37'36"W	28.20'	47°31'14"	29.03'	35.00'



ONION CREEK GOLF GROUP, LP
 DOC. NO. 2006079292
 O.P.R.T.C.T.
 [140.788-ACRES]

SKETCH TO ACCOMPANY FIELD NOTES



Client: URS
 Date: December 31, 2009
 Office: Eleuterio Leos
 Crew: S.Dunn
 F.B.:
 Path: c:\leos drawings\other\easements\oci_bradshaw-grid-base.dwg
 Job No.: 610-12-06

Juan M. Canales, Jr.
 1-11-2010

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, Zone X (shaded), as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

BEARING BASIS:

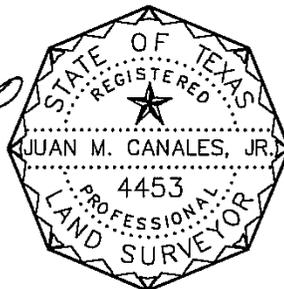
THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 1468+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr. 1-11-2010
JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: December 9, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

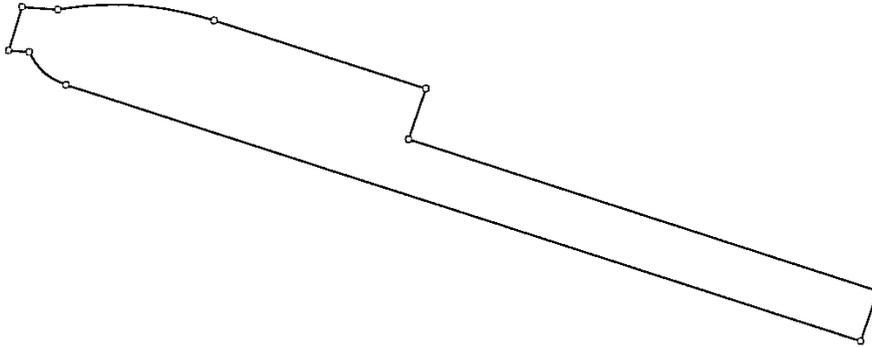
Client: URS
Date: December 31, 2009
Office: Eleuterio Leos
Crew: S.Dunn
F.B.:
Path: c:\leos drawings\othon\easements\oci_bradshaw-grid-base.dwg
Job No.: 610-12-06



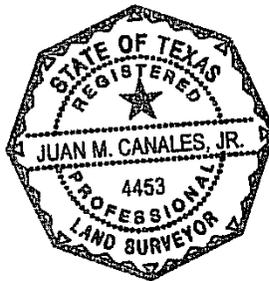
SKETCH TO
ACCOMPANY
FIELD NOTES



1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413



Title: 4558.110-TIAEE		Date: 01-04-2010
Scale: 1 inch = 100 feet	File: 4558.110-TIAEE.des	
Tract 1: 0.488 Acres: 21255 Sq Feet: Closure = n61.5348w 0.01 Feet: Precision = 1/195195: Perimeter = 1125 Feet		
001=n17.3236e 25.70	005=s18.5536w 30.22	009: R1, R=35.00, Arc=29.03, Delta=47.3114 Bng=n48.3736w, Cld=28.20
002=s85.5211e 20.81	006=s72.2313e 281.77	010=n85.5211w 11.94
003: R1, R=190.00, Arc=90.35, Delta=27.1447 Bng=s86.0037e, Cld=89.50	007=s18.5536w 30.01	
004=s72.2313e 127.32	008=n72.2313w 477.47	



Juan M. Canales, Jr.
1-11-2010